

# TO LET

**PERIOD BUILDING  
GROUND AND FIRST FLOOR OFFICES  
with GOOD PARKING**

**1,875 sq.ft.**



**PRIORY PARK, GREAT NORTH ROAD,  
ABERFORD, LEEDS  
LS25 3DF**

Priory Park, Great North Road, Aberford, Leeds, LS25 3DF

## LOCATION

Aberford is in a great location for easy commuting via the A64 and A1(M) to both York and Leeds City Centres. Approx 6 miles south of Wetherby, 14 miles due east of Leeds City Centre and within a mile of the A1 interchange, access is both quick and convenient to the whole of the West and North Yorkshire conurbations including the nearby towns of Garforth and Barwick in Elmet.

The new Springs Retail Park at Thorpe Park (J46 M1) is only 8 minutes drive (5 miles) from the centre of Aberford. Comprising a new mixed-use development providing retail and leisure facilities including Next, M&S Simply Food, Boots, Odeon and PureGym has recently been completed at Thorpe Park and the Thorpe Park Hotel & Spa is situated at the main entrance to the development.

## DESCRIPTION

Priory Park is a period two-storey stone building retrofitted to provide good quality office accommodation.

The ground and first floors currently provide a meeting room, private office and an open-plan office and benefit from the following specification features:-

- Solid floors
- Modern suspended ceiling
- Modern lighting
- Carpeting throughout
- Good quality decorations
- Disabled access and facilities
- Stained glass windows to part
- Gas central heating
- Fully fitted kitchen
- Full network cabling
- Door entry system
- Comfort cooling

## ACCOMMODATION

The accommodation totals 1,875 sq ft of office space across part ground and part first floor.

## PARKING

There are **14 designated car parking spaces** available for the demised space within Priory Park.

## RATES

We would recommend that any interested party undertake their own due diligence regarding their business rates implications.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is exempt from EPC regulation due to its listed status.

## TERMS

The accommodation is available by way of a new licence for a term to be negotiated and agreed. As the building is occupied (in the majority) and run by Masternaut the space is being offered by way of an 'all inclusive' rate to include for – Rent, Service charge, Utilities. The quoting commencing rate is to be only **£37.50 per square foot per annum exclusive**. Alternatively we can offer the space on a traditional basis at a rate of **£17.50 per square foot per annum exclusive**.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent:-

**CARTER TOWLER**  
**0113 245 1447**

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(REF: JJ.CM.)

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